

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

June 5, 2018

Council District: # 9

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6041-009-027**  
Re: Invoice #676342-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **9111 South San Pedro Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	605.67
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,957.67</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,957.67** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,957.67** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T15365  
Dated as of: 05/16/2018

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 6041-009-027

Property Address: 9111 S SAN PEDRO ST

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : IVAN A REVOLORIO; NORMA CHAVEZ

Grantor : CHUNG WON KIM; KYONG H KIM

Deed Date : 01/30/2001

Recorded : 08/07/2001

Instr No. : 01-1428055

MAILING ADDRESS: IVAN A REVOLORIO; NORMA CHAVEZ  
9111 S SAN PEDRO ST LOS ANGELES CA 90003

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 1-3 Tract No: 9132 Abbreviated Description: LOT:1-3 TR#:9132 TR=9132 LOTS 1,2 AND 3

### MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 08/07/2001

Document #: 01-1428056

Loan Amount: \$190,000

Lender Name: SMALL BUSINESS LOAN SOURCE INC

Borrowers Name: IVAN A REVOLORIO; NORMA CHAVEZ

MAILING ADDRESS: SMALL BUSINESS LOAN SOURCE INC  
5333 WESTHEIMER STE 840 HOUSTON, TX 77056



LEAD SHEET

01 1428055

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
AUG 07 2001  
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$10 XX  
2

D.T.T.

5261.25  
1,068.75

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6041 009 002

001

THIS FORM IS NOT TO BE DUPLICATED

01-1428055

2

RECORDING REQUEST BY

WHEN RECORDED MAIL TO  
NAME Ivan Revolorio  
MAILING ADDRESS 9111 S. San Pedro St  
CITY, STATE Los Angeles, CA  
ZIP CODE 90003

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Deed

RECORDING REQUESTED BY:

Chicago Title

01 1428055

3

WHEN RECORDED MAIL TO:

Ivan Revolorio

Norma Chavez

9111 S. San Pedro St.  
Los Angeles, Ca 90003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

90

4

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 261.25  
ESCROW NO.: 20074 (X) computed on full value of property conveyed, or  
TITLE ORDER NO.: 16060281-H 55 ( ) computed on the full value less liens or  
ASSESSOR'S PARCEL NO.: 6041-009-002- encumbrances remaining at the time of sale

\$ 1,068.75

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:  
Chung Won Kim and Kyong H. Kim, husband and wife as joint tenants

A.

hereby GRANT(S) to Ivan Revolorio, a single man and Norma Chavez, a single woman, as joint tenants.

The following real property in the the City of Los Angeles, Los Angeles County, State of California:

described as: Lot 1,2 & 3 of Tract No. 122, in the City of Los Angeles, County of Los Angeles, State of California, as per map/recorded in Book 122, Page 79 of Maps, in the office of the County Recorder of said County.

Date: January 30, 2001

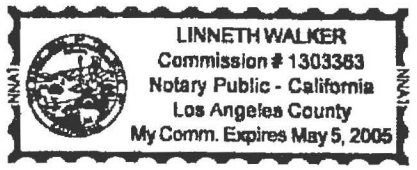
Chung Won Kim  
Chung Won Kim  
Kyong H. Kim  
Kyong H. Kim

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On July 30<sup>th</sup> 2001 before me, the undersigned,  
Personally appeared Kyong Hui Kim and  
Chung Won Kim / his band & wife

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.  
Signature Linneth Walker



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: 9111 South San Pedro Street, Los Angeles, CA 90003

# EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **June 5, 2018**

JOB ADDRESS: **9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6041-009-027**

Last Full Title: **05/16/2018**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). IVAN A. REVOLORIO  
NORMA CHAVEZ  
9111 S SAN PEDRO ST  
LOS ANGELES, CA 90003  
CAPACITY: OWNERS
  
- 2). IVAN A. REVOLORIO  
NORMA CHAVEZ  
9121 S SAN PEDRO ST  
LOS ANGELES, CA 90003  
CAPACITY: OWNERS
  
- 3). SMALL BUSINESS LOAN SOURCE INC.  
5333 WESTHEIMER STE 840  
HOUSTON, TX 77056  
CAPACITY: INTERESTED PARTY

**Property Detail Report****EXHIBIT C**

For Property Located At :  
**9121 S SAN PEDRO ST, LOS ANGELES, CA 90003-3840**

**Owner Information**

Owner Name: **REVOLORIO IVAN A/CHAVEZ NORMA**  
 Mailing Address: **9111 S SAN PEDRO ST, LOS ANGELES CA 90003-3840 C034**  
 Vesting Codes: **/ A / JT**

**Location Information**

Legal Description:	<b>TR=9132 LOTS 1,2 AND 3</b>	APN:	<b>6041-009-027</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2400.20 / 1</b>	Subdivision:	<b>9132</b>
Township-Range-Sect:		Map Reference:	<b>/</b>
Legal Book/Page:	<b>122-79</b>	Tract #:	<b>9132</b>
Legal Lot:	<b>1</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C37</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>08/07/2001 / 01/30/2001</b>	1st Mtg Amount/Type:	<b>\$23,750 / PRIVATE PARTY</b>
Sale Price:	<b>\$237,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1428057</b>
Document #:	<b>1428055</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$212.43</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>CHICAGO TITLE CO.</b>		
Lender:			
Seller Name:	<b>KIM CHUNG W &amp; KYONG H</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>07/15/1982 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$112,000</b>	Prior 1st Mtg Amt/Type:	<b>\$82,000 / CONV</b>
Prior Doc Number:	<b>709553</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Year Built / Eff:	<b>1955 / 1955</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:	<b>1,118</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>1,118</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAR4</b>	Acres:	<b>0.40</b>	County Use:	<b>SERVICE STA-FULL SVC (2500)</b>
Lot Area:	<b>17,269</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SERVICE STATION</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$302,301</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$12,677.80</b>
Land Value:	<b>\$178,200</b>	Improved %:	<b>41%</b>	Tax Area:	<b>461</b>
Improvement Value:	<b>\$124,101</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$302,301</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**9121 S SAN PEDRO ST, LOS ANGELES, CA 90003-3840****3 Comparable(s) Selected.**

Report Date: 06/05/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$237,500	\$800,000	\$2,700,000	\$1,466,667
Bldg/Living Area	1,118	1,050	1,170	1,115
Price/Sqft	\$212.43	\$761.90	\$2,400.00	\$1,310.38
Year Built	1955	1961	1992	1971
Lot Area	17,269	8,326	17,936	14,052
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$302,301	\$459,546	\$1,103,608	\$737,503
Distance From Subject	0.00	12.04	24.81	18.98

\* = user supplied for search only

Comp #:	1			Distance From Subject:	12.04 (miles)
Address:	1020 W ANAHEIM ST, WILMINGTON, CA 90744-4104				
Owner Name:	ARIELLA SHANA CORP				
Seller Name:	GAYED AKRAM & ALBERT D				
APN:	7416-012-039	Map Reference:	74-B4 /	Building Area:	1,050
County:	LOS ANGELES, CA	Census Tract:	2949.00	Total Rooms/Offices:	
Subdivision:	1388	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/07/2018	Prior Rec Date:	01/06/2012	Yr Built/Eff:	1962 / 1962
Sale Date:	04/16/2018	Prior Sale Date:	11/28/2011	Air Cond:	CENTRAL
Sale Price:	\$800,000	Prior Sale Price:	\$450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	444163	Acres:	0.36		
1st Mtg Amt:		Lot Area:	15,894		
Total Value:	\$649,354	# of Stories:	1.00		
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	20.09 (miles)
Address:	6454 FOOTHILL BLVD, TUJUNGA, CA 91042-2729				
Owner Name:	CREEMORE HILL LLC				
Seller Name:	SOMMERS KATHERINE TRUST				
APN:	2572-013-002	Map Reference:	11-B4 /	Building Area:	1,170
County:	LOS ANGELES, CA	Census Tract:	1013.00	Total Rooms/Offices:	
Subdivision:	4238	Zoning:	LAC2	Total Restrooms:	
Rec Date:	03/19/2018	Prior Rec Date:		Yr Built/Eff:	1992 / 1992
Sale Date:	03/15/2018	Prior Sale Date:		Air Cond:	
Sale Price:	\$900,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	261962	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,326		
Total Value:	\$459,546	# of Stories:			
Land Use:	SERVICE STATION	Park Area/Cap#:	/		

Comp #:	3			Distance From Subject:	24.81 (miles)
Address:	19505 E CYPRESS ST, COVINA, CA 91724-2019				
Owner Name:	WELLS PROPERTIES II LLC				
Seller Name:	FOUNTAINHEAD DELTA LP				
APN:	8404-004-043	Map Reference:	89-A4 /	Building Area:	1,125
County:	LOS ANGELES, CA	Census Tract:	4037.21	Total Rooms/Offices:	
Subdivision:		Zoning:	LCC2BE*	Total Restrooms:	
Rec Date:	12/15/2017	Prior Rec Date:	12/20/2006	Yr Built/Eff:	1961 / 1961
Sale Date:	12/15/2017	Prior Sale Date:	11/08/2006	Air Cond:	
Sale Price:	\$2,700,000	Prior Sale Price:	\$555,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1459614	Acres:	0.41		
1st Mtg Amt:		Lot Area:	17,936		
Total Value:	\$1,103,608	# of Stories:			



Land Use: **SERVICE STATION** Park Area/Cap#: /

# EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **June 5, 2018**

JOB ADDRESS: **9111 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6041-009-027**

CASE#: **145914**

ORDER NO: **A-3815312**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 17, 2015**

COMPLIANCE EXPECTED DATE: **August 01, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3815312

1050225201606227

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY

IVAN A. REVOLORIO & NORMA CHAVEZ  
9121 S SAN PEDRO ST  
LOS ANGELES, CA 90003

CASE #: 145914  
ORDER #: A-3815312  
EFFECTIVE DATE: July 17, 2015  
COMPLIANCE DATE: August 01, 2015

PROPERTY OWNER OF  
SITE ADDRESS: 9111 S SAN PEDRO ST UNIT A  
ASSESSORS PARCEL NO.: 6041-009-027  
ZONE: R4; Multiple Dwelling Zone  
NAME OF BUSINESS IN VIOLATION: IVANA REVOLORIO & NORMA CHAVEZ

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

1. (V #10.) Unapproved open storage in a R4 zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1.(a) of the L.A.M.C.

2. (V #12.) Cargo container.

You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for the approximate 8'ft x 40 ft cargo container on the site. 2) Discontinue the use of the cargo container.

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

Comments: Container located on the corner lot.

3. (V #16.) Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash, debris, and/or overgrown vegetation or other similar material.

2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, and 91.8104.2 of the L.A.M.C.

4. (V #3-STANDARD) The two metal frame canopies were constructed without the required plans, permits, inspection, and approvals.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1050225201606227

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.104.2.4, and 91.104.2.2 of th L.A.M.C.

**5. (V #5-AUTO/BODY) Auto repair outside of building/enclosure.**

You are therefore ordered to: 1) Discontinue vehicle repair operations being conducted outside of an approved building. All operations shall be conducted within a building enclosed on at least three sides, except for the following, which may be conducted within the first 18 feet in depth measured perpendicular to the bay door not exceeding the width of the bay door immediately adjacent to the outside of the garage bay door opening:

- (1) electrical diagnostics;
- (2) battery charging and changing;
- (3) tire removal and replacement, provided the vehicle is not elevated more than 12 -inches off the ground measured to the bottom of the tire. A portable hoist may be used for this purpose.

Code Section(s) in Violation: C1.5 12.13.5A.1., C2 12.14A.27.(c), C4 12.16A.2., C5 12.17A.1., CM 12.17.1A.1., M1 12.17.6A.2., 12.26I.3.(d) and 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING :**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING :**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1050225201606227

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS :**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3337. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:   
 \_\_\_\_\_  
 ULRIC CARPENTER  
 3550 WILSHIRE BLVD. SUITE 1800  
 LOS ANGELES, CA 90010  
 (213)252-3337  
 Ulric.Carpenter@lacity.org

Date: July 13, 2015

  
 \_\_\_\_\_  
 .REVIEWED BY

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day,

**JUL 13 2015**

To the address as shown on the last equalized assessment roll. Initialed by OK



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org